047.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,400	/	1,135,400
USE VALUE:	1,135,400	/	1,135,400
ASSESSED:	1,135,400	/	1,135,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCAFFERTY RICHARD A
Owner 2:	
Owner 3:	
Street 1:	71 MAYNARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUFF DONALD J & REGINA T -
Owner 2:	-
Street 1:	71 MAYNARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,582 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3568 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6582.000	640,800	600	494,000	1,135,400
Total Card	0.151	640,800	600	494,000	1,135,400
Total Parcel	0.151	640,800	600	494,000	1,135,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.22 | /Parcel: 318.2

Legal Description

User Acct

33145

GIS Ref

GIS Ref

Insp Date

11/10/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0002-0002.0

!3970!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	641,300	600	6,582.	494,000	1,135,900	1,135,900	Year End Roll	12/18/2019
2019	104	FV	470,800	0	6,582.	524,800	995,600	995,600	Year End Roll	1/3/2019
2018	104	FV	470,800	0	6,582.	382,800	853,600	853,600	Year End Roll	12/20/2017
2017	104	FV	443,500	0	6,582.	333,400	776,900	776,900	Year End Roll	1/3/2017
2016	104	FV	443,500	0	6,582.	284,000	727,500	727,500	Year End	1/4/2016
2015	104	FV	398,700	0	6,582.	277,900	676,600	676,600	Year End Roll	12/11/2014
2014	104	FV	398,700	0	6,582.	228,500	627,200	627,200	Year End Roll	12/16/2013
2013	104	FV	413,600	0	6,582.	217,300	630,900	630,900		12/13/2012

PRINT

Date	Time
12/10/20	19:05:00

LAST REV

Date	Time
04/25/19	16:06:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3970

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUFF DONALD J &	55297-407		9/1/2010		675,000	No	No		
CUFF DONALD J &	35921-333		7/19/2002	Family	99	No	No		
CUFF DONALD J	28728-362		6/19/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	33145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2014	202	Manual	2,959					
9/30/2003	843	Porch	16,140	C				REBUILD EXISTG RR
12/12/2001	945	Redo Kit	20,000	C				
1/31/2001	63	Dormers	17,000	O				DORMER-BDRM BATH S

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
4/14/2009	Entry Denied	197	PATRIOT
7/20/2005	Fieldrev-Chg	BR	B Rossignol
8/3/2001	Permit Visit	PM	Peter M
3/22/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6582		Sq. Ft.	Site		0	80.	0.94	1									493,966						494,000	

Total AC/HA:	0.15110	Total SF/SM:	6582	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	493,966	Spl Credit		Total:	494,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94428253
Const Adj.:	0.94981003
Adj $ / SQ:	152.471
Other Features:	177750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787200
Depreciation:	146419
Depreciated Total:	640781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

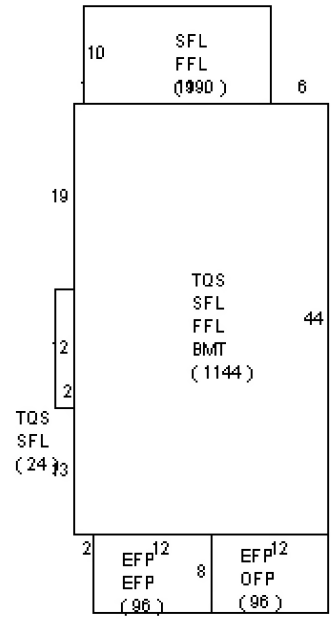
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.47
Special Features:	0	Val/Su Net:	125.75
Final Total:	640800	Val/Su SzAd	179.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,358	152.470	207,056
FFL	First Floor	1,334	152.470	203,396
BMT	Basement	1,144	45.740	52,328
TQS	3/4 Story	876	152.470	133,565
EFP	Enclos Porch	288	34.840	10,033
OFP	Open Porch	96	32.000	3,072

Net Sketched Area:	5,096			Total:	609,450
Size Ad	3568	Gross Are	5388	FinArea	3568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

047.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	104						
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600